

**MINUTES OF THE ZONING BOARD**  
**PUBLIC HEARING AND REGULAR MEETING,**  
**MONDAY, APRIL 17, 2017 AT**  
**7:00PM, ON THE 4th FLOOR, CAFETERIA,**  
**GOVERNMENT CENTER BLDG, 888 WASHINGTON**  
**BLVD., STAMFORD, CT**

Present for the Board: Thomas Mills (Chair), David Stein (Secretary), William Morris, and Rosanne McManus. Present for staff: Ralph Blessing, Land Use Bureau Chief, and Vineeta Mathur, Associate Planner

Chairman Mills called the meeting to order at 7:02pm

**PUBLIC HEARING CONTINUED FROM FEBRUARY 13, 2017**

1. **Application 216-47-TOWN OF NEW CANAAN -77 Main Street, New Canaan CT (for Reservoir Lane – (Parcel 004-2786) Stamford, CT –Text Change,**  
To Amend the following:
  - (1) Article Two, Section 3, Definitions by adding a new definition “Public Safety Tower or Antenna”.
  - (2) Appendix A, Land Use Schedule, Table One to add “Public Safety Tower or Antenna” as a “B” use in the RA-1, RA-2 and RA-3 zoning districts
  - (3) Article Three, Section 4AA, District Regulations, Subsection 1.3 Permitted Uses, Special Exception in the RA-3, RA-2, RA-1 Single Family Districts, Very Low Density by adding “Public Safety Tower or Antenna”
  - (4) Article Three, Section 8 Height Regulations, by adding “Public Safety Tower or Antenna” to paragraph C.
  - (5) Article Three, Section 7 Area and Supplemental Regulations, by adding a new subsection “V”.
2. **Application 216-48-TOWN OF NEW CANAAN -77 Main Street, New Canaan CT (for Reservoir Lane – (Parcel 004-2786) Stamford, CT –Special Exception,** Applicant is proposing to install an eight-five foot tall flag pole type tower with a 4” diameter approximately 22’ long whip antenna attached to the top. The antenna will be used exclusively for public safety purposes by New Canaan fire, police, ambulance and emergency services.

**Chairman Mills stated for the record that applications 216-47 and 216-48 Town of New Canaan will not be heard tonight and have been postponed to the May 8, 2017 Zoning Board public hearing at 7:00pm, 4<sup>th</sup> floor Cafeteria, Stamford Government Center.**

**PUBLIC HEARING**

1. **Application 217-02 ELEMENT ONE LLC, 111 Morgan Street, Special Exception and Site / Architectural / Requested Use Plans,** Requesting approval to convert  $\pm$  6,100 square feet of commercial office space into (8) townhouse style units and approval of fee in-lieu payment for associated BMR requirement.

Chairman Mills read application 217-02 into the record

Mr. Stein read the Planning Board recommendation letter into the record.

Attorney Lisa Fienberg, of Carmody Torrance Sandak & Hennessey presented the certificate of mailings and introduced her team to the board.

Attorney Feinberg and Mr. Sam Fuller, Developer, made a brief presentation and answered questions from the board.

Applicant is requesting approval to convert  $\pm$ 6,100 sq. ft. of commercial office space into eight (8) townhouse style units. Element One purchased the property totaling  $\pm$ 2.98 acres which was part of a 9.7 acre parcel which was subdivided in May 2014. The residential building contains 175 residential dwelling units which over 70% have been leased. However, leasing of the designated office space has not been successful and the applicant is requesting approval to convert the office space into eight (8), three (3) bedroom townhouse style apartments. The parking ratio for the Townhouses will be 1.67.

There was a lengthy discussion regarding the parking plan.

Attorney Feinberg noted that there is enough parking even without the church spaces -129 parking spaces on site and an additional 50 spaces that are being leased from the church

Ms. McManus asked about the fee for the extra parking space.

Mr. Fuller noted that the fee is \$100 for the extra spot – there is no charge for the first spot that spot is included into the rent

Chairman Mills asked about the ratio of parking spaces to units

Mr. Fuller noted that there are 51 (2) two bedrooms leased with 4 using extra spaces and 79 (1) one bedroom leased with 11 extra spaces.

Chairman Mills asked if anybody is sub-leasing the parking spaces

Mr. Fuller noted that, that would not be allowed, the parking sticker will have the vehicle's license plate number written on it to prevent spaces being used by someone other than the tenant.

Chairman Mills asked if there had been any complaints from the neighborhood

Mr. Fuller replied no.

Mr. Morris asked where can visitors park.

Mr. Fuller replied that visitors will be able to park on the street they will need to see the building concierge for a parking pass.

Ms. Mathur asked if this parking lot is gated.

Mr. Fuller replied that no, we have other locations with a gated parking lot and have had many issues.

Attorney Feinberg described the special exception request with regards to the 0.8 BMR fee-in-lieu payment which is consistent with the BMR compliance method for the remainder of the building which was also fee-in-lieu. She answered questions from the board.

The board was satisfied with the fee-in-lieu payment of \$165,648

Attorney Feinberg stated to the board that the applicant has worked with staff to design the updated landscaping fronting the townhouses to ensure privacy.

The board was satisfied with the updated landscaping plan.

Chairman Mills asked if there were any comments from the public.

No public comments for application 217-02

Chairman Mills stated that the public hearing for application 217-02 has been closed.

### **REGULAR MEETING**

### **APPROVAL OF MINUTES**

Minutes for Approval: March 13, 2017; Following a brief discussion, Mr. Morris moved approval of minutes as amended, seconded by Ms. McManus and carried on a vote of 3 to 0 (Morris, McManus & Stein)

(Chairman Mills was not present for this meeting and therefore unable to vote).

### **PENDING APPLICATIONS**

1. **CSPR 1020- LAWRENCE FENSTER, 165 Dolphin Cove Quay,** Proposing to rebuild deck. Property is located in the CAM boundary.

Ms. Mathur presented the application to the board and outlined the changes made to the revised plans concerning the setback of the deck. Following a brief discussion Ms. McManus moved to approve CSPR-1020 with the revised conditions dated March 25, 2017, prepared by EPB Staff, seconded by Mr. Stein and carried on a vote of 4 to 0 (Mills, Morris, Stein & McManus).

2. **Application 217-02 ELEMENT ONE LLC, 111 Morgan Street, Special Exception and Site / Architectural / Requested Use Plans,**

After a brief discussion of the draft conditions Mr. Stein moved approval of application 217-02 with a slight amendment to the draft conditions, seconded by Ms. McManus and carried on a vote of 4 to 0 (Mills, Morris, Stein & McManus)

**OLD BUSINESS**

1. Application 212-05 – METRO GREEN, BBSF, LLC, Site & Architectural Plan and Coastal Site Plan Review (CSPR), BBSF, LLC, Final Site Plan and CSPR requesting approval of a 325,000 square foot, 17-story office tower, parking garage and associated landscape and streetscape improvements, located at One Station Place, part of the mixed-use, transit-oriented development Metro Green Project. *(Request for extension of time)*

After a brief discussion a motion was made by Mr. Stein to grant the one year extension, seconded by Ms. McManus and carried on a vote of 4 to 0 (Mills, Morris, Stein & McManus)

2. Application 207-12 – METRO GREEN, BBSF LLC, Special Exception & Coastal Site Plan, 669 Atlantic Street, associated with the submission of General Development Plans requesting approval of a 325,000 square foot office tower, 230 feet in height, and 220 dwelling units in three separate buildings, with associated structured parking, utilities, landscaping and streetscape improvements. *(Request for extension of time)*

After a brief discussion a motion was made by Mr. Stein to grant the one year extension, seconded by Ms. McManus and carried on a vote of 4 to 0 (Mills, Morris, Stein & McManus)

3. Application 207-13 – METRO GREEN, BBSF LLC, Site & Architectural Plan, 669 Atlantic Street, requesting approval of a 325,000 square foot office tower, 230 feet in height, and 220 dwelling units in three separate buildings, with associated structured parking, utilities, landscaping and streetscape improvement. *(Request for extension of time)*

After a brief discussion a motion was made by Mr. Stein to grant the one year extension, seconded by Ms. McManus and carried on a vote of 4 to 0 (Mills, Morris, Stein & McManus)

4. Applications 212-14 & 212-15– STAMFORD HOSPITAL – 30 SHELBURNE ROAD -

ZB condition related to Parking & traffic study. *(Request for extension of time)*

The applicants have requested an extension for the report back on parking & traffic given that changes to the parking system are currently underway. The applicant had to report back 6 months after the completion of Phase One. *(Request for extension of time)*

Attorney Lisa Feinberg of Carmody Torrance Sandak & Hennessey gave a brief description of the request and answered questions from the board.

After a brief discussion a motion was made by Mr. Stein to grant the extension of time to prepare the traffic study to January 2, 2018, seconded by Ms. McManus and carried on a vote of 4 to 0 (Mills, Morris, Stein & McManus)

5. Application 216-18 Point 72 Asset Management, L.P. & Soundview Farms, LLC , 43 Gatehouse Road, approval of Site & Architectural Plans and Costal Site Plan Review, requesting approval to raze current 23,160sf office building and construct a new 20,000sf state of the art office building with parking at and below grade, landscaping and other site improvements.  
*(Proposed revised landscaping plan only)*
6. Application 216-19 Point 72 Asset Management, L.P. & Soundview Farms, LLC , 72 Cummings Point Road, approval of Site & Architectural Plans and Coastal Site Plan Review, requesting approval the construction of two canopies as well as certain landscaping, parking and site improvements. The property subject to the application consists of approximately 5.3 acres and is commonly referred to as 72 Cummings Point Road, Stamford, CT.  
*(Revision of canopy and pedestrian refuge area and extension of time)*

Attorney Lisa Feinberg of Carmody Torrance Sandak & Hennessey and Mr. Eric Rains, Landscaping Architect made a brief presentation using presentation boards and answered questions from the board.

After a brief discussion a motion was made by Ms. McManus to grant approval of the revised landscaping plan for application 216-18 and revised canopy/pedestrian/refuge area plan and extension of time for application 216-19, seconded by Mr. Stein and carried on a vote of 4 to 0 (Mills, Morris, Stein and McManus)

7. Application 215-13 – Cohen Foundation Building Site Plans/Requested Uses approval, Coastal Site Plan Review and Special Exception approval to construct a 3,726± square foot one story office building to be used as the headquarters for the Steven and Alexandra Cohen Foundation as well as associated landscape, parking and site improvements. Special Exception approval is sought for a front yard setback of no less than twelve feet (12') pursuant to a companion Text Change application. The property subject to the application consists of approximately 5.3 acres and is commonly referred to as 72 Cummings Point Road, Stamford, CT  
*(Requesting revision of landscaping plan and addition of a sculpture)*

Attorney Lisa Feinberg of Carmody Torrance Sandak & Hennessey gave a brief presentation of the request and answered questions from the board.

After a brief discussion a motion was made by Mr. Stein to grant approval of revised landscaping plan and addition of a sculpture related to application 215-13, seconded by Ms. McManus and carried on a vote of 4 to 0 (Mills, Morris, Stein & McManus)

8. 350 Bedford Street - Requesting termination of the 'Community Room' which was required as a condition of bonus floor area granted through administrative approval by the head of Land Use Bureau. The community room was required to be maintained for a period of 25 years. The applicant requests the termination of the 'Community Room' requirement at 350 Bedford Street given that 25 years have passed. The building was built and occupied in 1987.

Attorney Lisa Feinberg of Carmody Torrance Sandak & Hennessey gave a brief presentation of the request and answered questions of the board.

After a brief discussion a motion was made by Mr. Stein to grant approval of the termination of the "Community Room", seconded by Ms. McManus and carried on a vote of 4 to 0 (Mills, Morris, Stein and McManus)

9. Application 215-10 – SHELTER FOR THE HOMELESS, Special Exception and Coastal Site Plan Review, requesting approval under Section 7.3 special exception uses for historic buildings for an increase in permitted residential density for a fractional unit (0.30) and a reduction of parking to 1.00 spaces/unit to convert the building from a two-family to a three-family house in an R-MF district at 104 Richmond Hill Avenue.  
(*Request for extension of time*)

After a brief discussion a motion was made by Ms. McManus to grant the one year extension, seconded by Mr. Stein and carried on a vote of 4 to 0 (Mills, Morris, Stein & McManus)

10. Application 204-22 Kathryn Emmet 41-47 FRANKLIN STREET – Requesting approval of a Special Exception pursuant to Section 7.4 authorizing zoning bonuses including use of the structures for professional office and art gallery uses and reduction in parking in order to preserve a historic residential building, for property within the RM-F zoning district totaling 6,513 square feet, located at 41-47 Franklin Street.  
(Requesting approval of repairs to the front stoops which are subject to the historic easement for the preservation of the façade)

John FiField of FifiField, Piaker, Elman Architects made a brief presentation to the board.

The board was satisfied with Mr. FifiField's presentation and had no questions. A motion was made by Mr. Stein to grant the request for approval of repairs to the front stoops and for the preservation of the façade, seconded by Ms. McManus and carried on a vote of 4 to 0 (Mills, Morris, Stein and McManus)

## **ADJOURNMENT**

Mr. Stein moved to adjourn the meeting at 9:29pm, seconded by Ms. McManus and carried on a vote of 4 to 0 (Mills, Morris, Stein & McManus)

The meeting was adjourned at 9:29pm.

Respectfully submitted,

David Stein (Secretary)  
Stamford Zoning Board

ZB PH 41717

## **NOTE:**

These proceedings were recorded on video and are available for viewing through the City of Stamford's web page – [www.stamfordct.gov](http://www.stamfordct.gov).

There proceedings were also **audio tape** recorded and are available for review in the Land Use Bureau located on the 7<sup>th</sup> floor of the Government Center, 888 Washington Boulevard, during regular business hours.